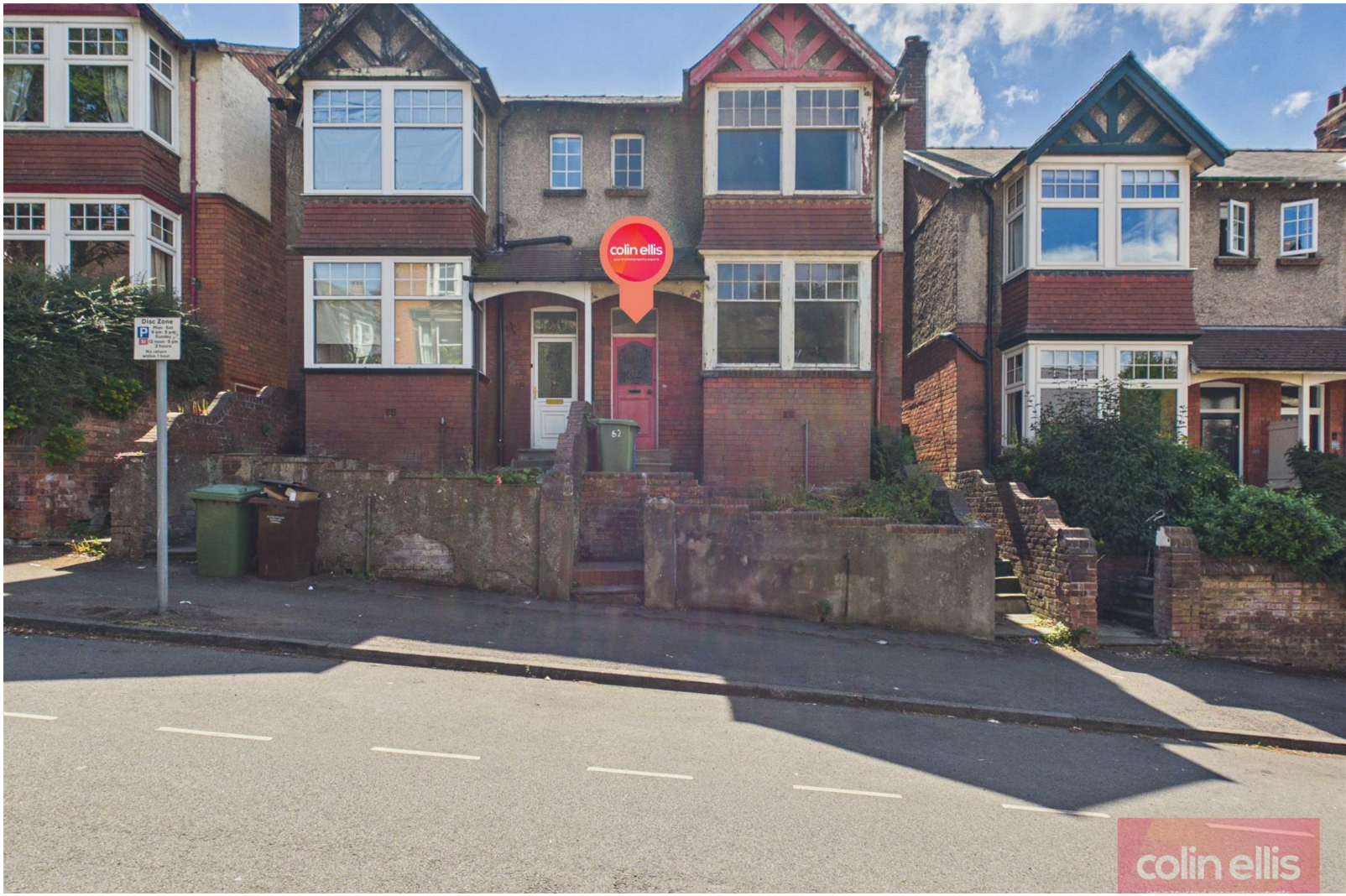

colin ellis

Royal Avenue,
Scarborough, YO11 2LT

Guide Price £120,000

** Three Bedroom Semi-Detached Home Requiring Complete Renovation – A Rare Opportunity to Restore a Character Family Home **

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Offered to the market with no onward chain, this substantial three bedroom semi-detached property presents an exciting opportunity for buyers looking to undertake a full renovation project. Although now requiring extensive refurbishment throughout, the property clearly retains the proportions, character and charm of what was once a much-loved family home and offers tremendous scope to restore it to its former glory.

PROPERTY DESCRIPTION

The accommodation comprises an entrance vestibule, hallway, spacious bay fronted living room, dining room and a large kitchen with access to the rear yard. To the first floor are three well-proportioned bedrooms and a family bathroom.

Internally, the property requires comprehensive modernisation and refurbishment throughout, offering purchasers the opportunity to redesign and renovate to their own specification. Despite its current condition, the property retains a number of original features, including fireplaces, bay windows and period detailing, providing an excellent foundation for an impressive restoration.

Externally, the property benefits from a front forecourt and a rear yard, providing access to an extensive additional garden beyond. This additional area of garden is held under a separate title and there may be an opportunity for an interested purchaser to acquire it by separate negotiation, subject to agreement.

This is an ideal purchase for developers, investors or buyers searching for a rewarding renovation project in a sought-after residential location.

LIVING ROOM

4.45 x 3.70 (14'7" x 12'1")

DINING ROOM

4.17 x 3.17 (13'8" x 10'4")

KITCHEN

4.98 x 3.15 (16'4" x 10'4")

BEDROOM

3.59 x 4.71 (11'9" x 15'5")

BEDROOM

4.16 x 2.85 (13'7" x 9'4")

BEDROOM

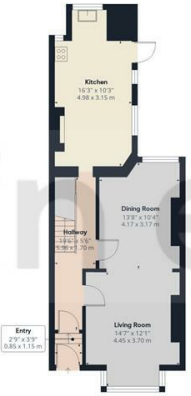
2.88 x 3.11 (9'5" x 10'2")

BATHROOM

2.06 x 1.82 (6'9" x 5'11")

AGENT NOTE

The property is being sold as a renovation project and purchasers should satisfy themselves regarding the condition of the property and any associated remedial works. The inclusion of the additional rear garden area will be subject to separate agreement.



Floor 1

Floor 2

Approximate total area(1)

1148 ft²

106.6 m²

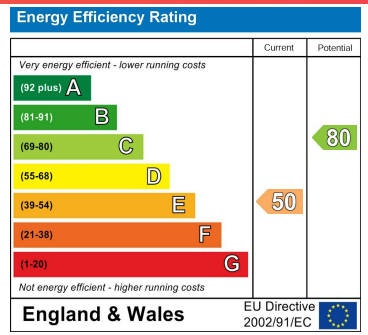
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Royal Avenue - 18812217
Council Tax Band - C
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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